



STREAMLINE
DESIGN REVIEW
APPLICATION

DPD#3014394

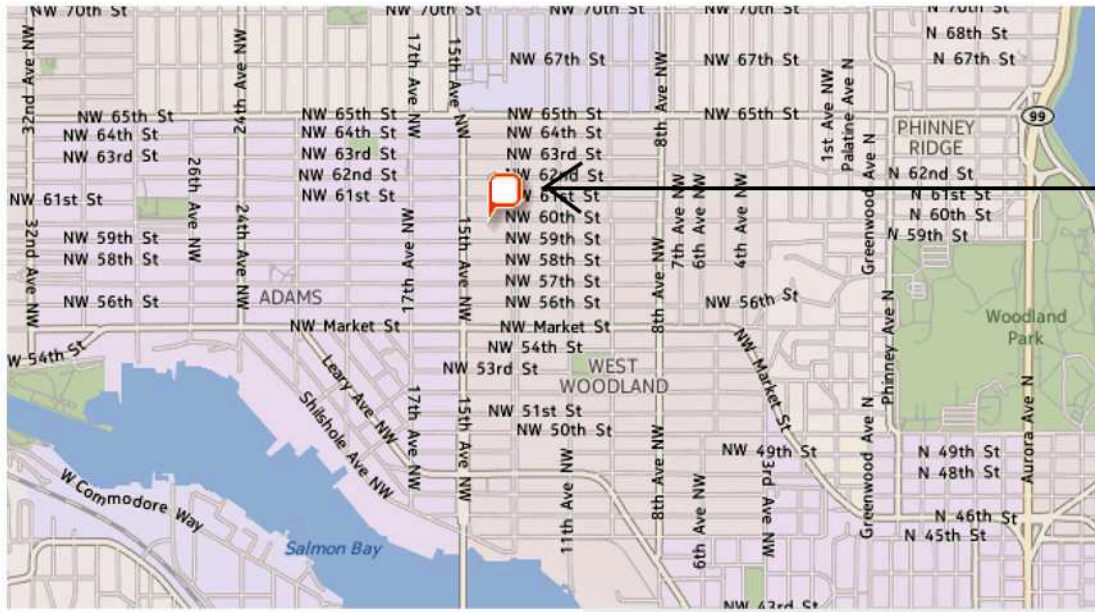
1427 NW 60th Street
Seattle, WA 98107

FOUR NEW TOWNHOMES IN BALLARD



APPLICANT:
ALLOY DESIGN GROUP

PROJECT NAME:
FIESABLE FOUR



SITE MAP

LOCATION
The project site is 6 blocks north of Market Street between 15th Ave NW and 14th Ave NW on the south side of NW 60th Street.

THE SITE:
1427 NW 60TH ST



AERIAL VIEW OF SITE BLOCK (LOOKING NORTH)

FIESER FOUR

1427 NW 60TH ST
SEATTLE, WA 98107

DPD PROJECT #: 3014394 / 6341056
ZONE: LR3
LOT SIZE: 5012 SF
USE TYPE: RESIDENTIAL (TOWNHOMES)

PROJECT DESCRIPTION: DEMOLISH EXISTING SFR AND DETACHED GARAGE. CONSTRUCT FOUR (4) TOWNHOMES WITH ATTACHED GARAGES.

LEGAL DESCRIPTION: BLOCK 91, LOT 6, GILMAN PARK ADD

TAX ID NUMBER: 276770-4740

GROWTH AREA: BALLARD HUB URBAN VILLAGE

PROJECT DATA:

FLOOR AREA RATIO: PER SMC 23.86.007.E.
RESIDENTIAL USES - TOWNHOUSES
LOT SIZE - 5000 SF
FLOOR AREA RATIO - 1.4

$5,012.0 \times 1.4 = 7016.8 \text{ ALLOWED}$

$\text{ACTUAL FAR} = 6980.7 \text{ SF}$

FLOOR AREA RATIO (F.A.R.) SUMMARIES:
*SEE ALSO SHEET A1.3

SQUARE FEET	ST FLOOR	2ND FLOOR	3RD FLOOR	STAIRTOWER	TOTAL
UNIT A, BLDG1	504.25 SF	539.25 SF	507.25 SF	0.00 SF	1550.75 SF
UNIT B, BLDG1	504.25 SF	539.25 SF	507.25 SF	0.00 SF	1550.75 SF
UNIT A, BLDG2	584.10 SF	631.75 SF	631.75 SF	92.0 SF	1939.60 SF
UNIT B, BLDG2	584.10 SF	631.75 SF	631.75 SF	92.0 SF	1939.60 SF

TOTAL F.A.R. 6980.7 SF

SETBACK REQUIREMENTS: PER 23.45.518

	REQUIRED	ACTUAL
FRONT	7'-0" (AVG)/ 5'-0" (MIN)	7'-0" (AVG)
SIDE W	5'-0" (MIN)	5'-0" (MIN)
SIDE E	5'-0" (MIN)	5'-0" (MIN)
REAR	7'-0" (AVG)/ 5'-0" (MIN)	7'-0" (AVG)

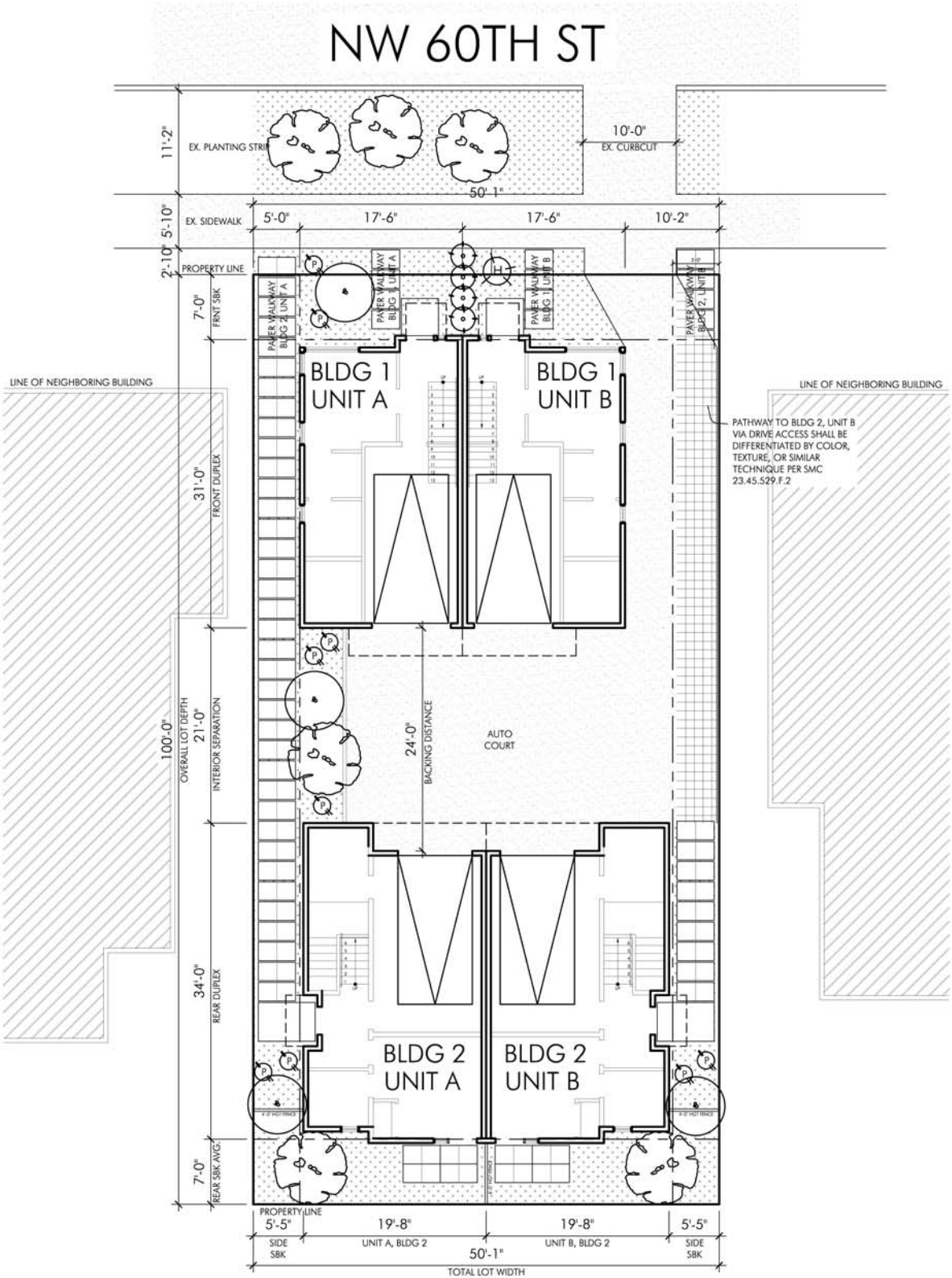
DENSITY: PER 23.45.512
TOWNHOUSES - NO LIMIT

HEIGHT: PER SMC 23.45.514
ALLOWABLE - 30'-0" (+3' FOR SHED OR BUTTERFLY)
ACTUAL - 30'-0" MAX (+ 3' MAX FOR SHED & BUTTERFLY)
(SEE HEIGHT CALC PLAN ON SHEET A1.2)

AMENITY AREA: PER SMC 23.45.522
REQUIRED - 25% OF LOT AREA
(MIN. 50% PROVIDED AT GROUND LVL.)
LOT SIZE: 5012 SF x 25% = 1253 SF REQ'D

PROVIDED - 1376.0 SF TOTAL (810SF @ GRND LEVEL > 627SF REQ.)
(SEE AMENITY PLAN A1.3)

RESIDENTIAL REQ'D PARKING:
REQUIRED - ONE (1) SPACE PER UNIT
PROVIDED - FOUR (4) SPACES



PLOT PLAN

SCALE: 1/8" = 1'-0"



PROJECT TEAM:

OWNER:
JERRY FIESER
FIESABLE CONSTRUCTION, LLC
323 N 188TH STREET
SHORELINE, WA 98133

DESIGNER:
ALLOY DESIGN GROUP, LLC
3220 1ST AVE S
SEATTLE, WA 98134
p 206.325.0147 f 206.325.3041

APPLICANT:
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CONTACT: MARK HAIZLIP

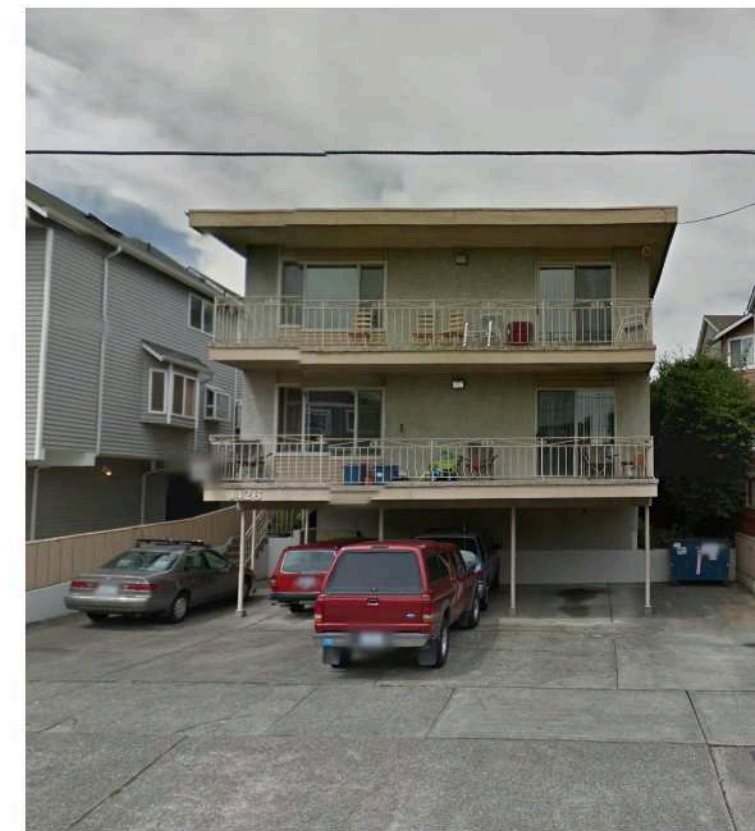
SURVEYOR:
CHADWICK & WINTERS
1422 NW 85TH ST.
SEATTLE, WA 98177
p 206.297.0996 f 206.297.0997

ADJUSTMENTS:
THIS PROJECT IS ASKING
FOR NO ADJUSTMENTS OR
DEPARTURES

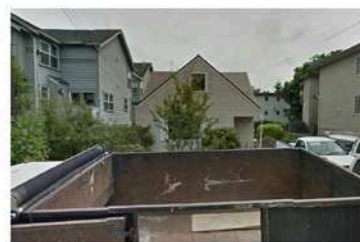
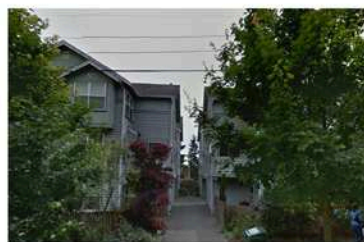
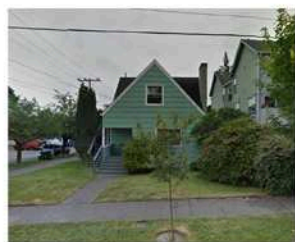


SITE PLANNING:
OVERALL SITE PLAN & ZONING DATA

PROJECT NAME:
FIESABLE FOUR



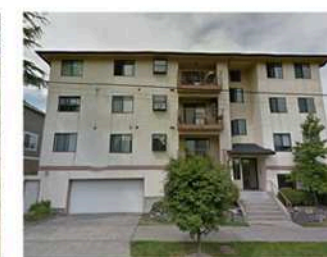
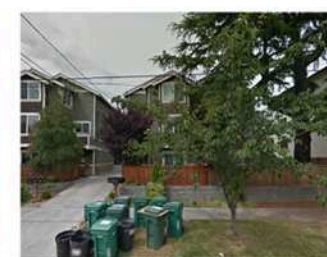
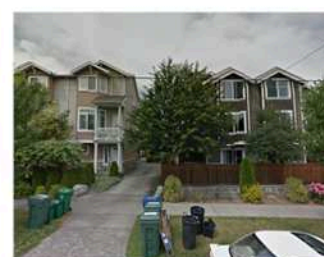
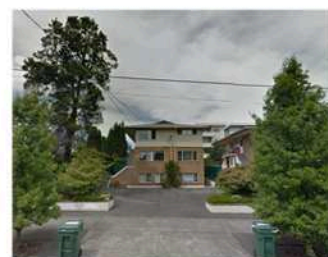
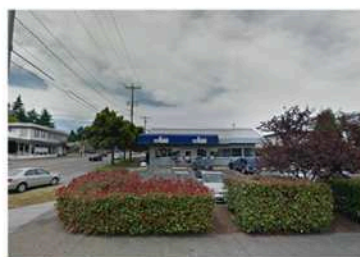
14TH AVE NW



15TH AVE NW

STREET VIEW FROM NW 60TH STREET (LOOKING SOUTH)

15TH AVE NW



14TH AVE NW

STREET VIEW FROM NW 60TH STREET (LOOKING NORTH)



CONTEXT:
NEIGHBORING MULTIFAMILY PROJECTS

PROJECT NAME:
FIESABLE FOUR



AERIAL VIEW

STREETSCAPE COMPATIBILITY & RESPECT FOR ADJACENT SITES

This project proposes two (2) duplexes, for a total of four (4) units. The first duplex (Bldg 1) will be located on the north portion of the lot, nearest the street, with an auto court that separates it from the second duplex (Bldg 2) located on the south portion of the lot. This site is relatively flat from the front to the rear, and the proposed project will maintain this general grade



STREET VIEW (LOOKING SOUTH) FROM NW 60TH



VIEW ON PATH TO REAR UNITS



FRONT DOOR FOR REAR UNITS

ENTRANCES VISIBLE FROM THE STREET

The street side duplex has highly visible front entrances with paver walkways that extend to the side walk and simple awnings that extend over the front doors. The entrances for the rear duplex have intentionally been located at the side of the units with awnings that extend slightly into the side yards in order to maximize their visibility from the side walk and driveway. Additionally, address signage will be incorporated to better direct visitors to the rear units. The amenity that buffers the front units from the street will consist of primarily drought tolerant, native plants and open walkways. Further landscaped amenity space will be included at the auto court, which connects all private garage entries.

PEDESTRIAN ACCESS:
STREET LEVEL ENTRIES

PROJECT NAME:
FIESABLE FOUR

HIEGHT, BULK, AND SCALE COMPATIBILITY

The use of modulation, and a simple material palette, helps break down the height, bulk, and scale of the units. In a further effort to reduce the scale of the project as perceived from the street, roof decks with stair towers were only utilized for the rear units, while the front duplex steps down to a smaller overall massing covered by a simple shed roof. The entries for all units have been defined by simple awning structures that provide protection from the elements and a sense of security at each front door. Likewise, garage entries are pushed in, reducing their visual prominence and acting as a plinth for the volume above.



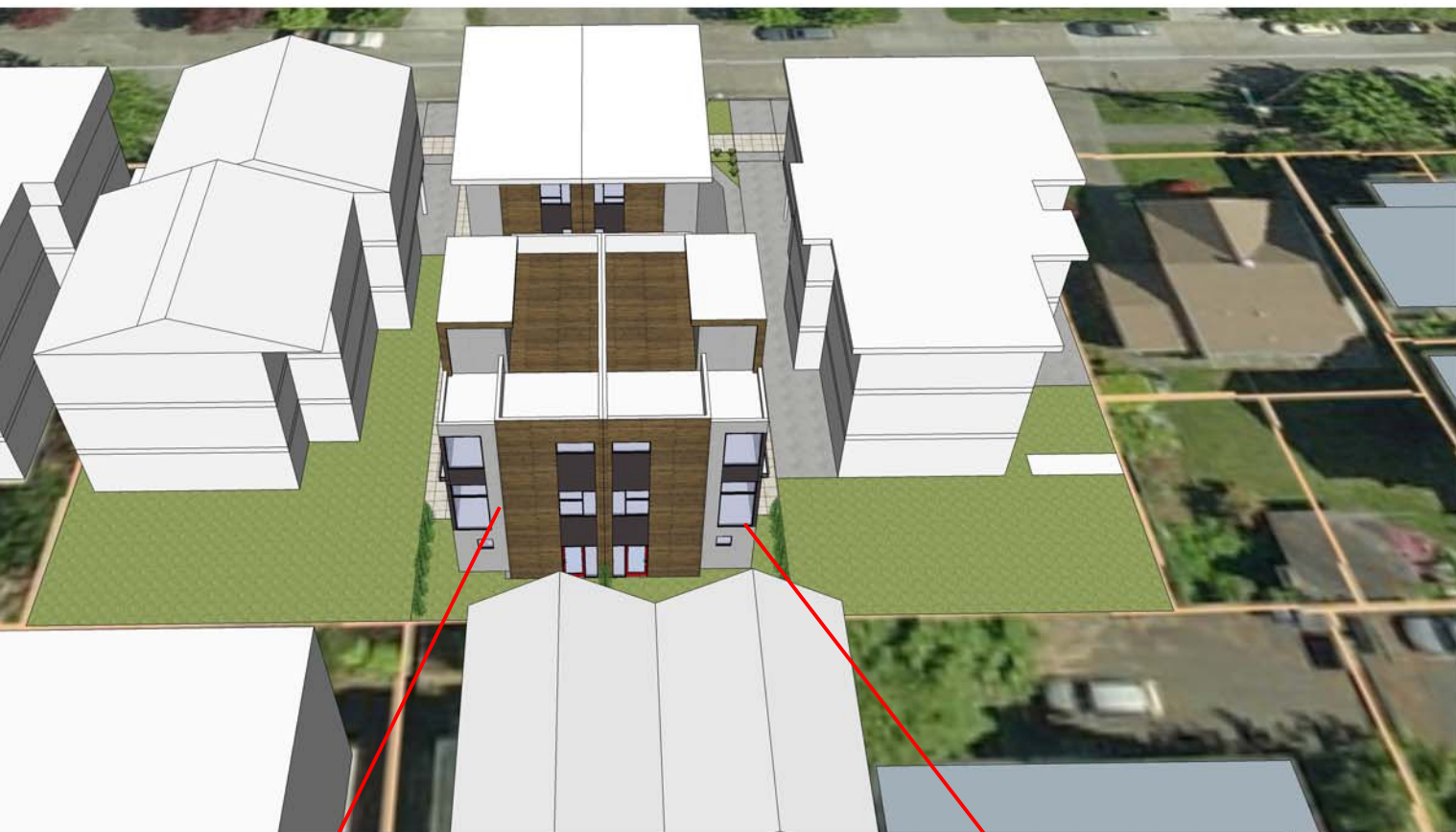
HUMAN SCALE

Although these units maximize the allowable buildable square footage, strategic modulation combined with simple changes in siding material help breakdown the larger massing of the buildings into cleaner, smaller components.



EXTERIOR FINISH MATERIALS

A simple material palette of horizontal 2' Hardi panel and 4" horizontal Cedar will be utilized to further define the units and provide visual appeal. Hardi panel, painted darker grey, will be utilized at garage levels to reduce their visual prominence and to reflect the more utilitarian functions that they house. Entries will consist of a warm and visually pleasing cedar siding, in order to enhance the entry experience and introduce a material with a different texture and a more human scale. Remaining surfaces will be sided with Hardi panel and likely painted a lighter color to better reflect light and provide contrast with the cedar and black/grey Hardi. Darker Hardi panels between window locations reduce the perceived scale of the project by combining multiple smaller pieces of the building into a single exterior component.



CORNER WINDOWS IN REAR UNITS

ARCHITECTURAL CONCEPT AND CONSISTENCY
Architecturally, each unit has been designed to maximize natural light, take advantage of views, and provide effective interior spaces that are comfortable to live in and easy to move through. This is achieved through well thought out plans, generous glazing, numerous corner windows (to increase privacy and take advantage of views) and connections with amenity spaces (both physical and visual).

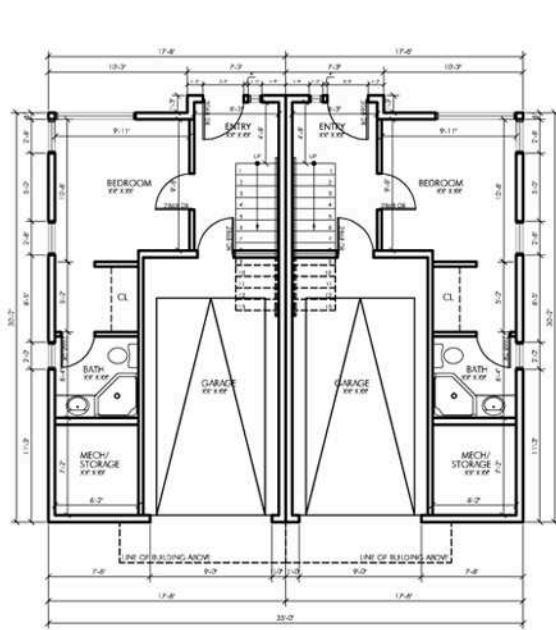


LARGE CORNER WINDOWS TO MAXIMIZE DAYLIGHT, BUT MAINTAIN PRIVACY

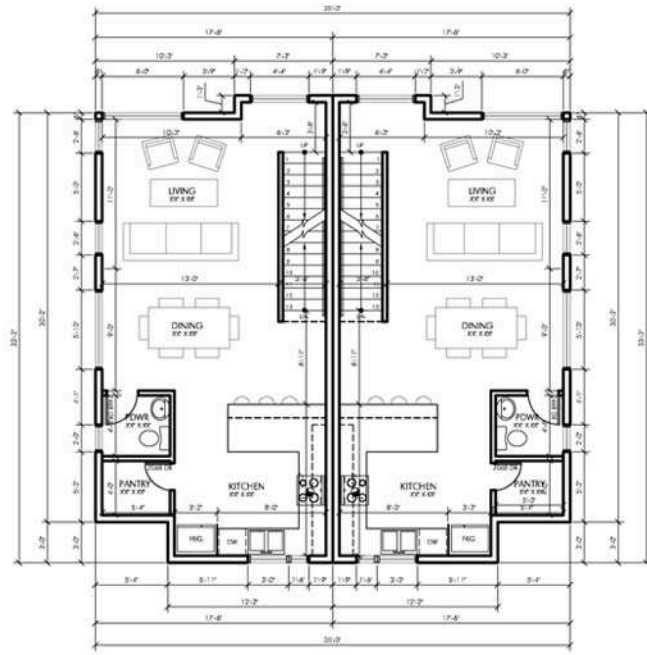


LANDSCAPING TO ENHANCE THE BUILDING AND THE SITE
 Native, drought tolerant plants will be provided throughout for the landscape. Trees will also be included to enhance the neighborhood and provide natural privacy when they mature. Generous glazing provides visual connections between the interior of the homes and the surrounding landscape. Additional landscaping will be provided in the greenroofs atop the rear units which will use light-weight soil planted with native sedums and ground cover to mitigate a portion of the storm water the site receives.

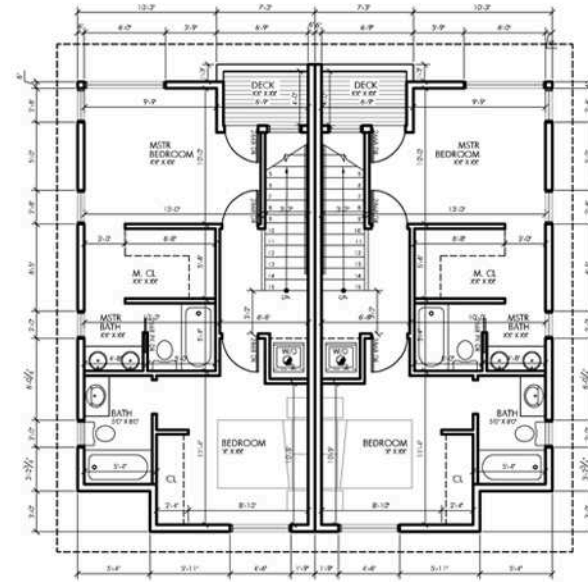




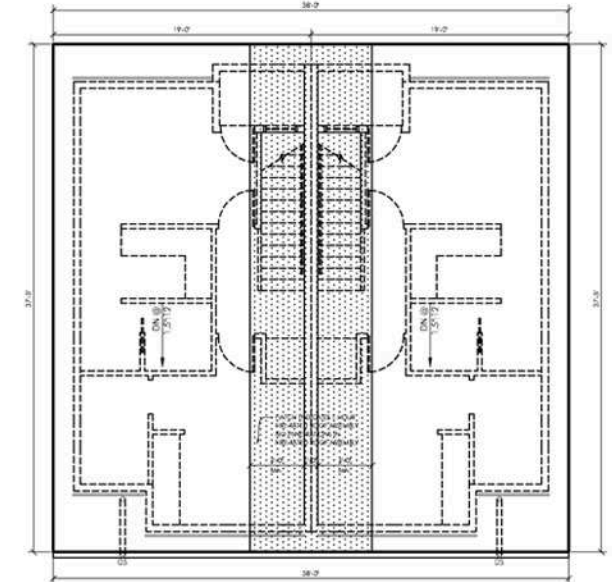
FIRST FLOOR PLAN BLDG-1 UNITS A,B
SCALE: 1/4" = 1'-0"



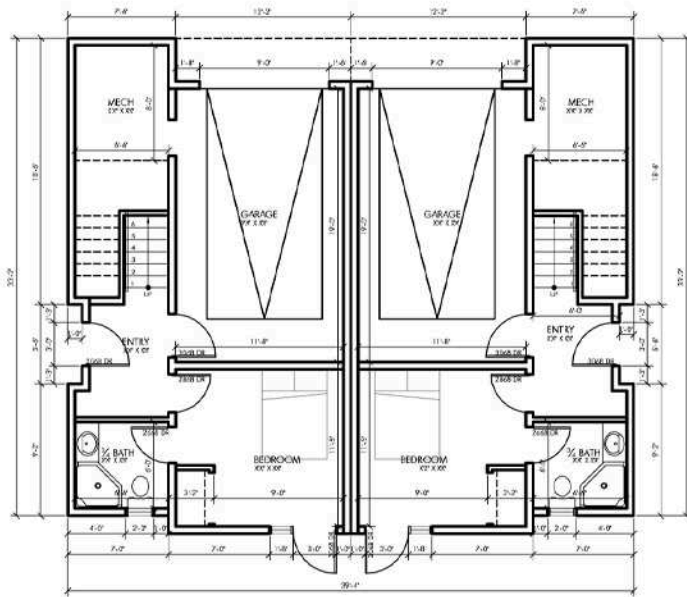
SECOND FLOOR PLAN BLDG-1 UNITS A,B
SCALE: 1/4" = 1'-0"



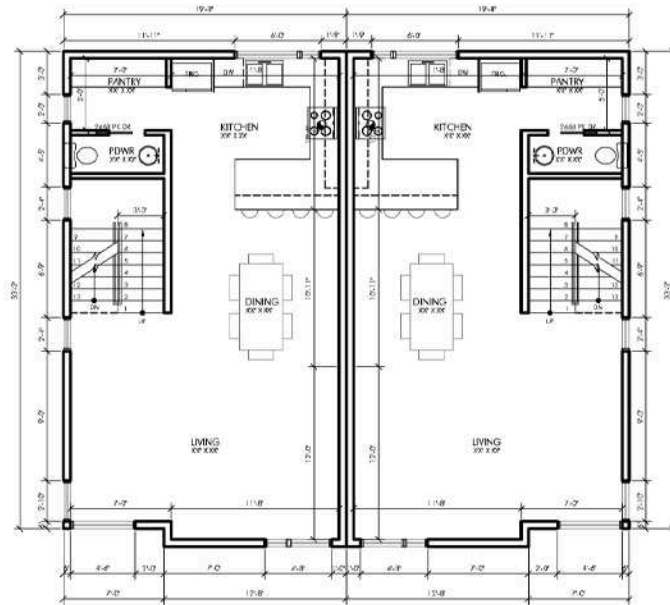
THIRD FLOOR PLAN BLDG-1 UNITS A,B
SCALE: 1/4" = 1'-0"



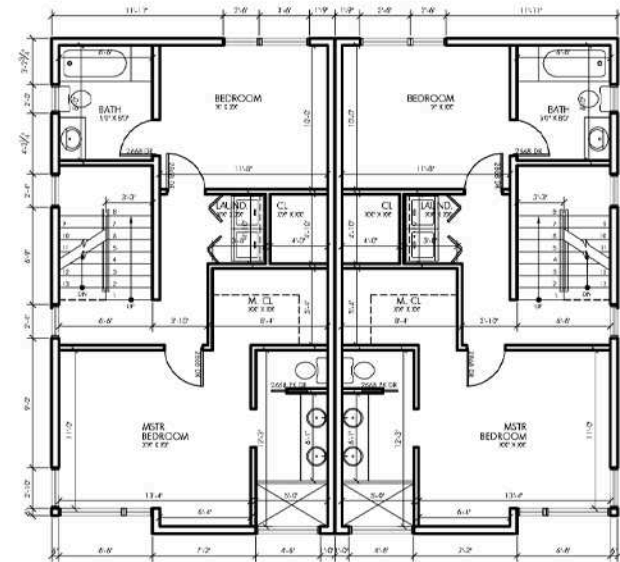
ROOF PLAN BLDG-1 UNITS A,B
SCALE: 1/4" = 1'-0"



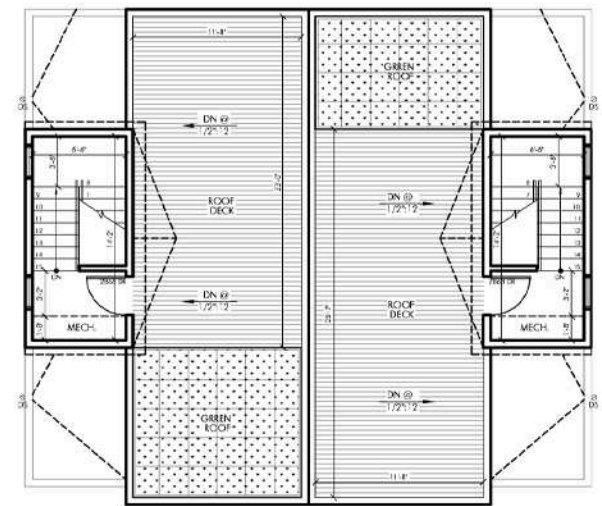
FIRST FLOOR PLAN BLDG-2 UNITS A,B
SCALE: 1/4" = 1'-0"



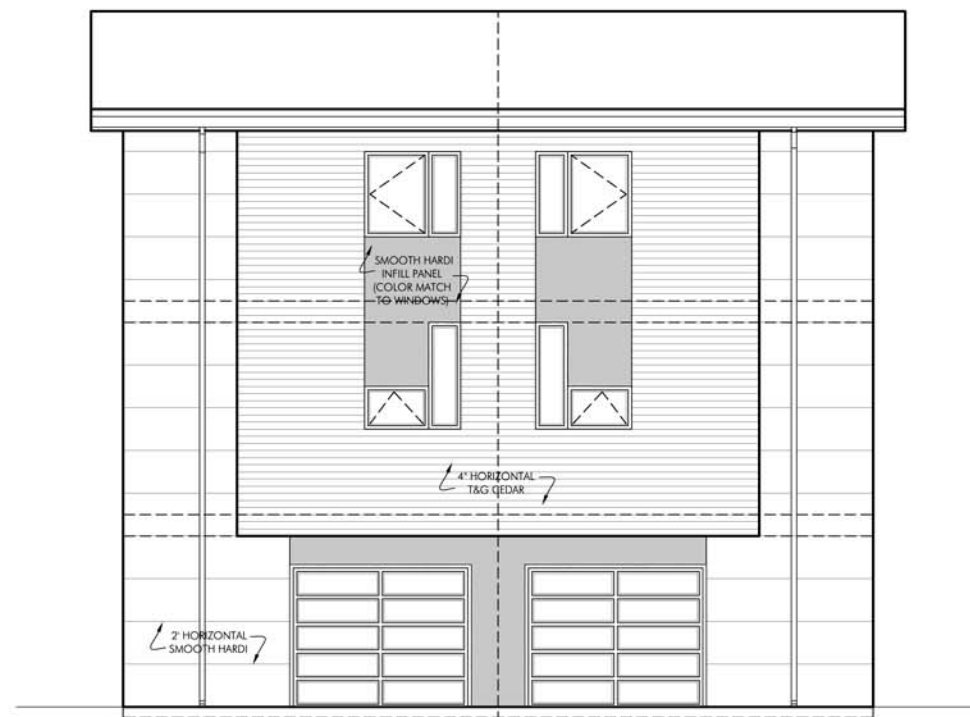
SECOND FLOOR PLAN BLDG-2 UNITS A,B
SCALE: 1/4" = 1'-0"



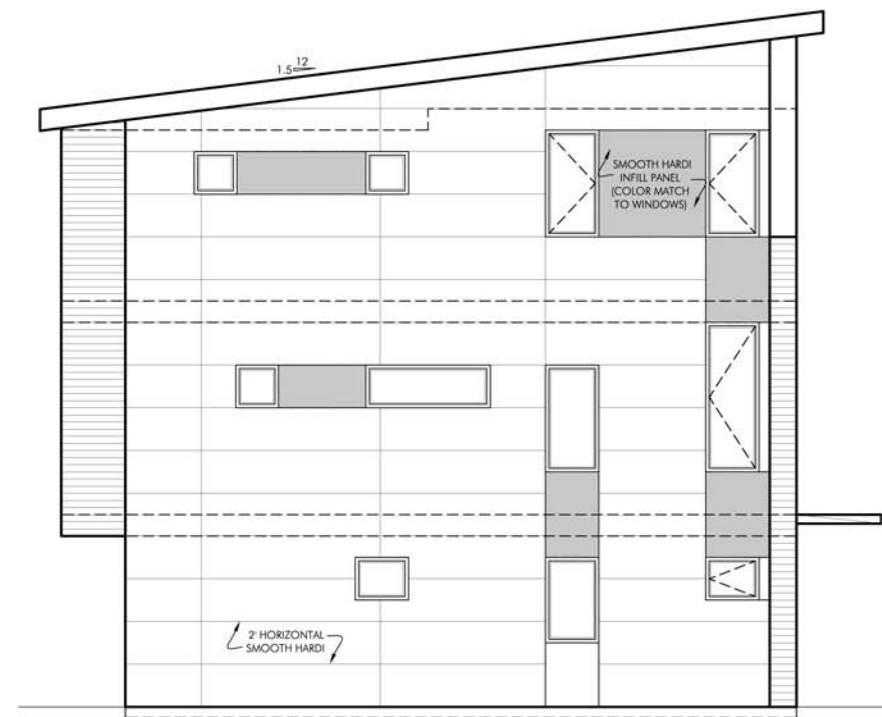
THIRD FLOOR PLAN BLDG-2 UNITS A,B
SCALE: 1/4" = 1'-0"



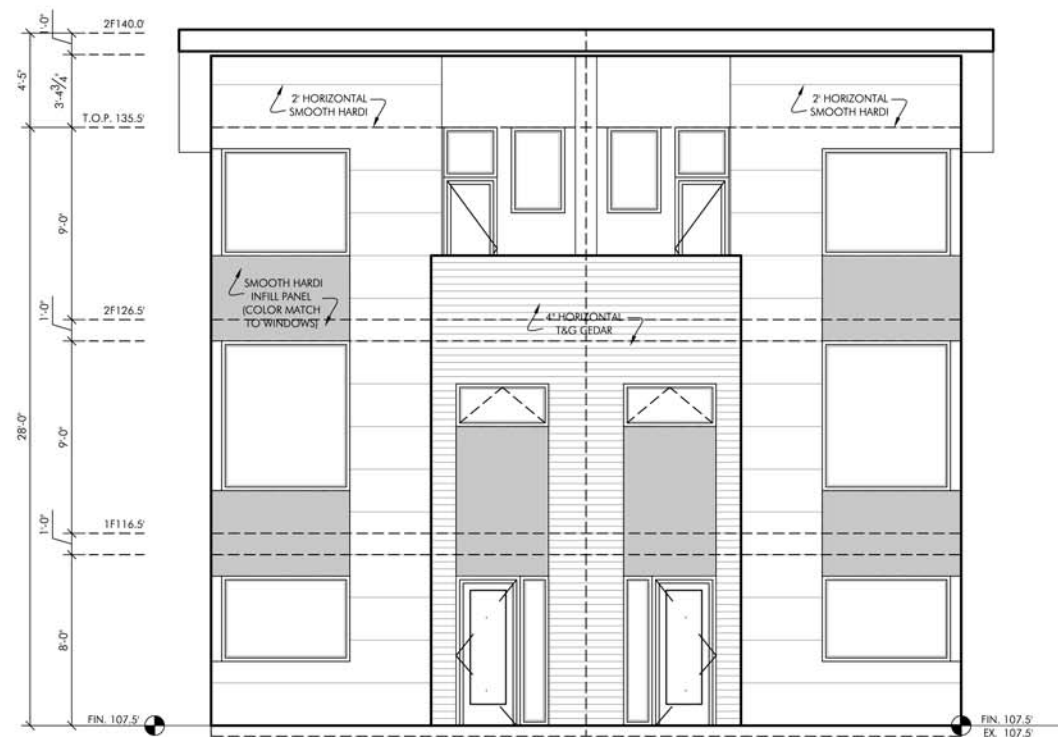
ROOF PLAN BLDG-2 UNITS A,B
SCALE: 1/4" = 1'-0"



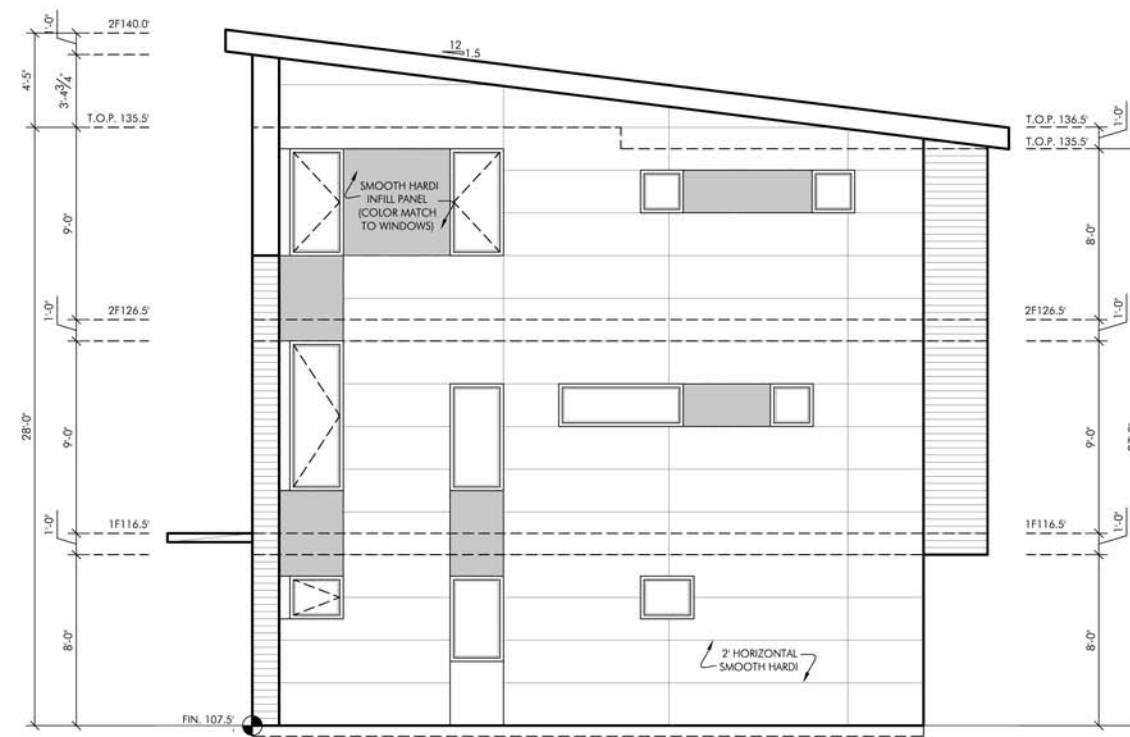
BUILDING ONE - south elevation
SCALE: 1/4" = 1'-0"



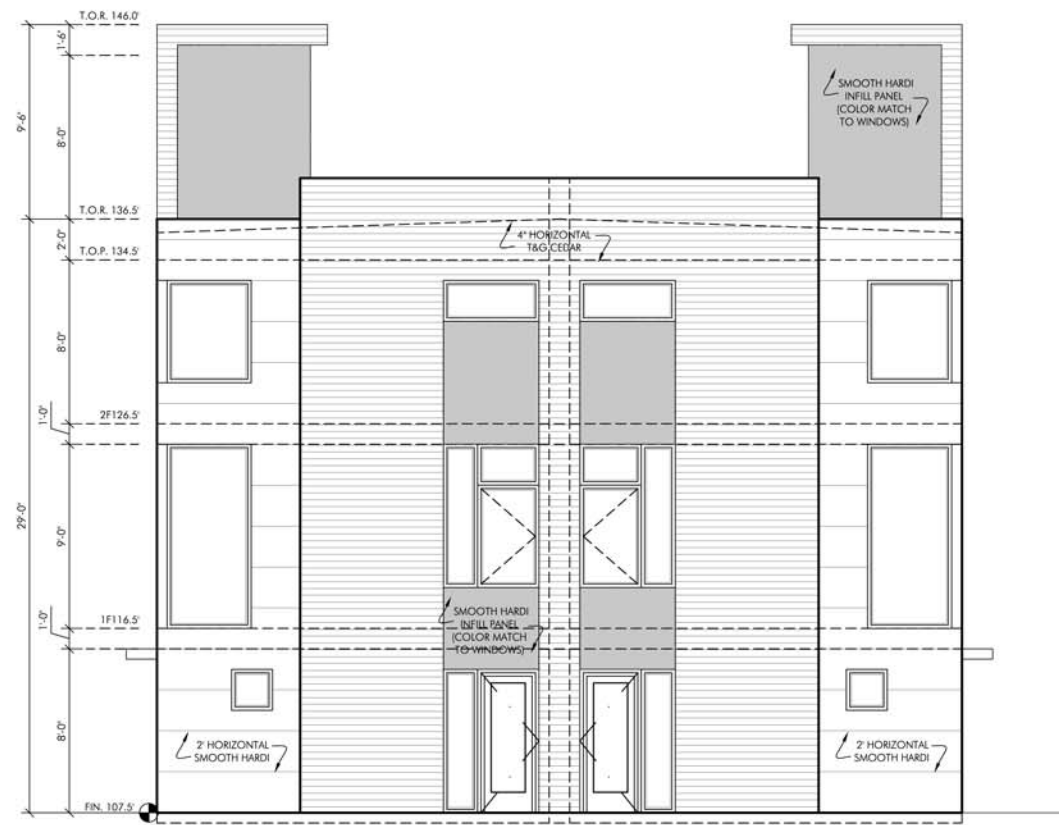
BUILDING ONE - east elevation
SCALE: 1/4" = 1'-0"



BUILDING ONE - north elevation
SCALE: 1/4" = 1'-0"

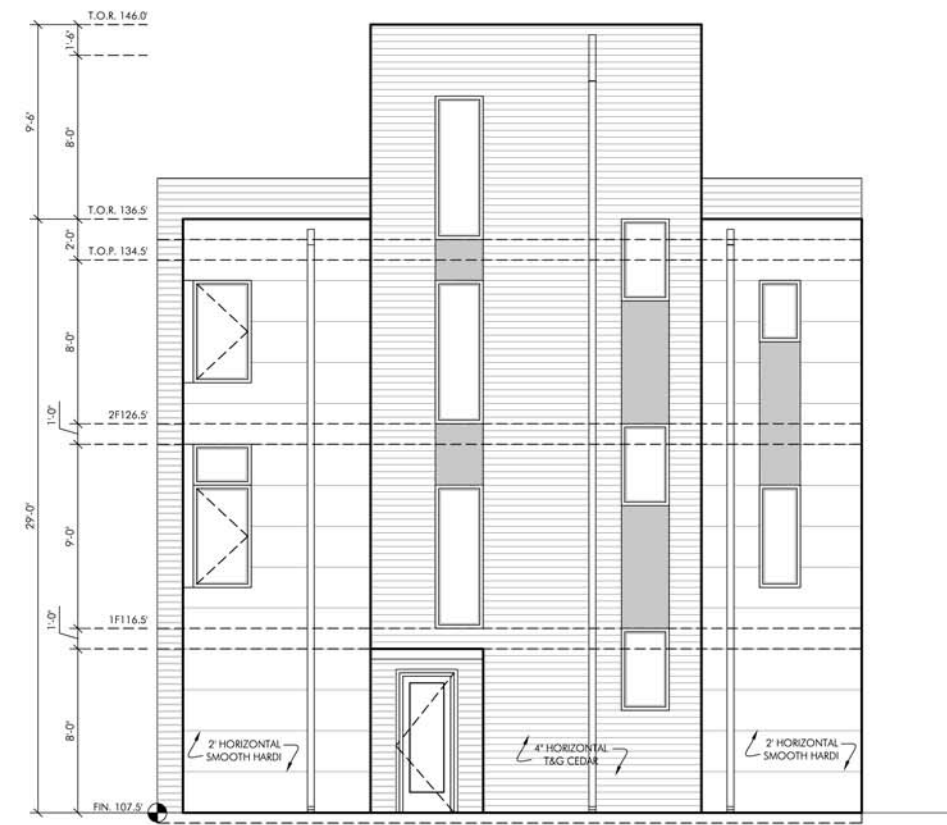


BUILDING ONE - west elevation
SCALE: 1/4" = 1'-0"



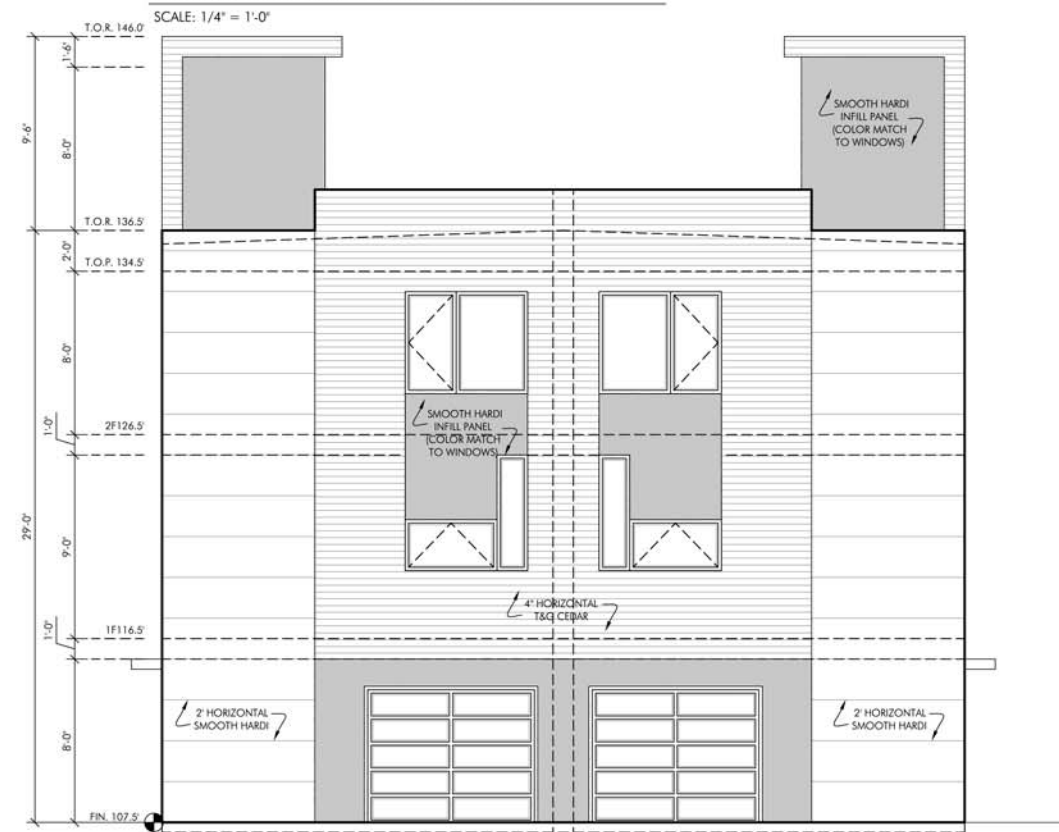
BUILDING TWO - south elevation

SCALE: 1/4" = 1'-0"



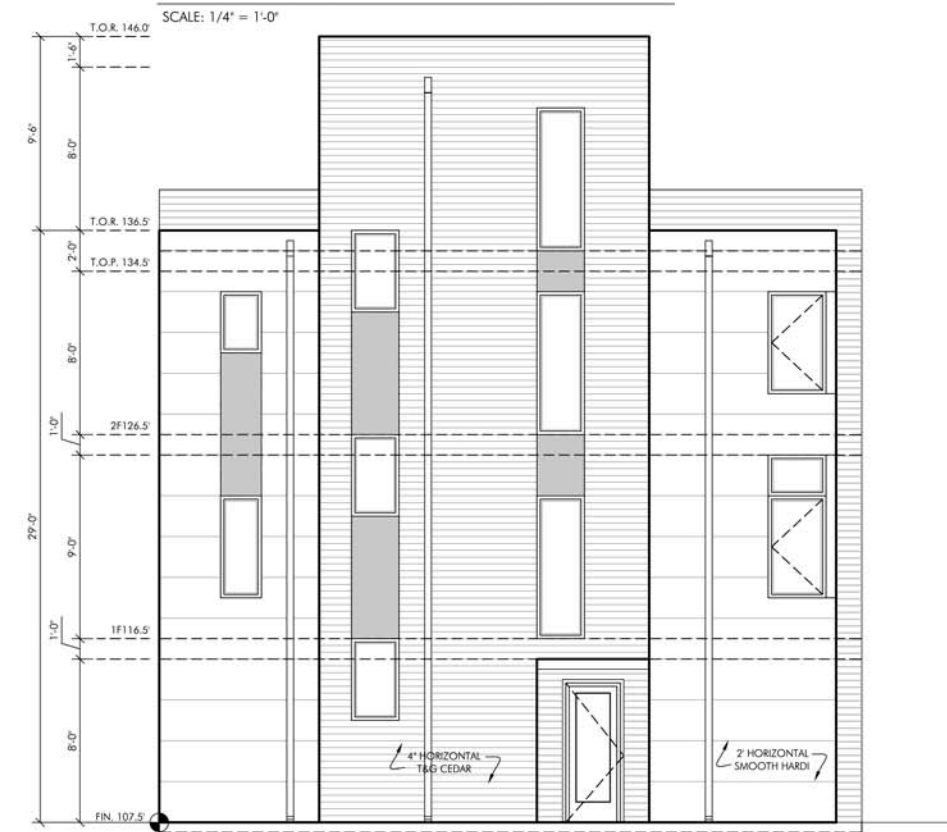
BUILDING TWO - east elevation

SCALE: 1/4" = 1'-0"



BUILDING TWO - north elevation

SCALE: 1/4" = 1'-0"



BUILDING TWO - west elevation

SCALE: 1/4" = 1'-0"